

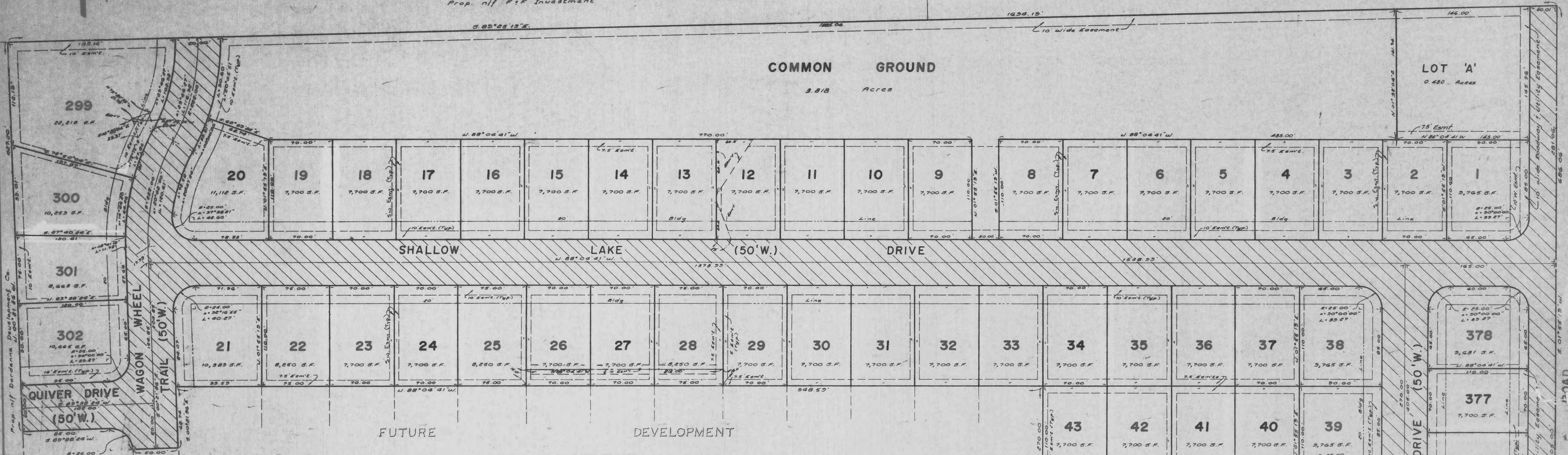
OSAGE MEADOWS PLAT ONE

PART OF THE S.E. 1/4 OF FRAC. SEC. 36, T. 47N., R. 2E.,

ST. CHARLES COUNTY, MO.

Sunset Acres Plat One.

Prop. of FIF Investment



Prop. of FIF Investment

BRYAN ROAD

PICKETT, RAY & SILVER, INC.
349 Mid Rivers Drive
St. Peters, Missouri 63376

This is to certify that at the request of T.-C. Investment Company, Incorporated, we have, during May 1984, surveyed and subdivided a tract of land being part of the Southeast 1/4 of Fractional Section 36, Township 47 North, Range 2 East, St. Charles County, Missouri, and that the results are correctly represented on this plat.

Ray Pickett
Ray Pickett, L.S. 1506
Registered Land Surveyor

T.-C. Investment Company, Incorporated, being the owner of the tract of land described in the above surveyor's certificate, has caused said tract to be subdivided in the manner shown on this plat which subdivision shall hereafter be known as OSAGE MEADOWS PLAT ONE. The undersigned owner further designates the streets shown hatched on this plat are hereby dedicated to the City of O'Fallon, Missouri, for public use forever.

The undersigned further designates these streets as utility easements for the purpose of sanitary sewers, storm sewers, gas lines, water lines, and as easements for electric power lines and telephone lines. The easements shown on this plat are hereby granted to the respective utility companies, their successors and assigns, for the purpose of installing and maintaining sewer lines, water lines and any and all other utilities, inclusive of cable telecommunication services.

The undersigned further designates that this subdivision shall be subject to the conditions, reservations, restrictions, and protective covenants of OSAGE MEADOWS PLAT ONE as set forth in an instrument dated May 1, 1984 and filed for record in Book 992, Page 216, in the Office of the Recorder of Deeds, St. Charles, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of MAY, 1984.

T.-C. INVESTMENT COMPANY, INCORPORATED
Christopher Cotton
Christopher Cotton, President

STATE OF MISSOURI }
COUNTY OF St. Louis } SS.

On this 3rd day of May, 1984, before me personally appeared Christopher Cotton, who being by me duly sworn, did say that he is President of T.-C. INVESTMENT COMPANY, INCORPORATED, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Christopher Cotton further acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

My Term expires: Aug 10th 1984

John F. Collins
Notary Public
JOHN F. COLLINS

Community Federal Savings & Loan Association, being the legal owner or holder of notes secured by Deed of Trust recorded in Deed Book _____ Page _____ of the St. Charles County Recorder's Office, does hereby join in and approve the foregoing subdivision, all as shown on this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of MAY, 1984.

COMMUNITY FEDERAL SAVINGS & LOAN ASSOCIATION
By: *Gene Klosterhoff*
Gene Klosterhoff, Vice President

STATE OF MISSOURI }
COUNTY OF St. Louis } SS.

On this 3rd day of May, 1984, before me personally appeared Gene Klosterhoff, who being by me duly sworn, did say that he is Vice President of Community Federal Savings & Loan Association, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Gene Klosterhoff further acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

My Term expires: Aug 10th 1984

John F. Collins
Notary Public
JOHN F. COLLINS

STATE OF MISSOURI }
COUNTY OF ST. CHARLES } SS.

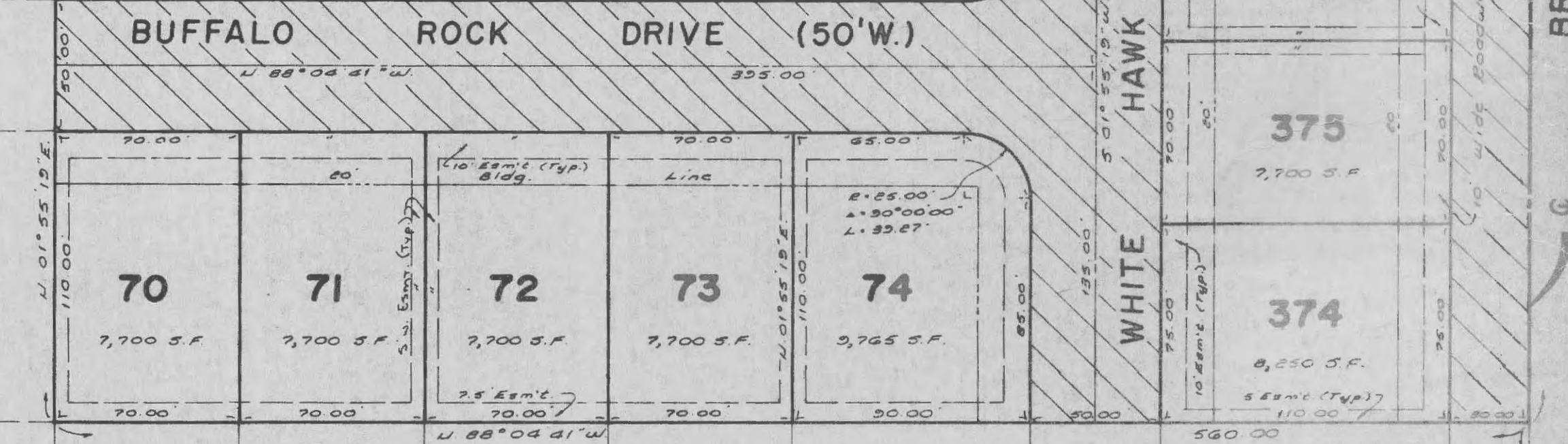
I, Ilene D. Gilman, City Clerk, hereby certify that Ordinance No. _____, approving this plat and directing me to endorse same under my hand and seal was duly passed and approved by the City Council of the City of O'Fallon, Missouri and same approved by the Mayor of said City on the 1st day of MAY, 1984, and as ordinance directed, I hereby endorse said plat by my hand and seal of said City, this 24 day of MAY, 1984.

Ilene D. Gilman
City Clerk, City of O'Fallon, Missouri

LEGAL DESCRIPTION
19.028 Acres

A tract of land being part of the Southeast 1/4 of Fractional Section 36, Township 47 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows:

Commencing at a point marking the southeast corner of Fractional Section 36; thence North 01°55'19" East along the east line of Section 36 and along the centerline of Bryan Road, 1898.95 feet to a point marking the TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; thence North 88°04'41" West leaving said eastern section line, 560.00 feet to a point; thence North 01°55'19" East, 270.00 feet to a point; thence North 88°04'41" West, 948.59 feet to a point; thence South 00°21'36" East, 68.74 feet to a point; thence South 89°38'24" West, 50.00 feet to a point of curve; thence along a curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", and an arc length of 39.27 feet to a point; thence South 89°38'24" West, 95.00 feet to a point; thence North 00°21'36" West, 427.20 feet to a point; thence South 89°25'13" East, 1694.19 feet to a point on the above mentioned eastern line of Section 36; thence South 01°55'19" West along said eastern section line and along the centerline of Bryan Road, 686.06 feet to the point of beginning and containing 19.028 acres more or less.



FUTURE DEVELOPMENT

Location Map
N.T.S.

1 Total Area - 19.028 Acres
2 All Building Lines are 20 Feet
3 All Pavement is 26 Feet Wide
4 All Easements Shown are for utility purposes unless otherwise noted
5 All Easements Shown along side lot lines are 5 Feet unless otherwise noted
6 All Easements Shown along right-of-way lines are 10 Feet unless otherwise noted
7 All Common Ground shown is hereby granted to the respective Utility Companies their Successor and assigns for the purpose of installing and maintaining any and all utilities inclusive of telecommunication service

Ray & Silver, Inc.
CIVIL ENGINEERS AND SURVEYORS
349 MID RIVERS DRIVE, ST. PETERS, MO. 63376
57 W. TEND, MO. 63076, 481-2711